

# \$2,299,000 - 103,105, 10985 38 Street Ne, Calgary

MLS® #A2256713

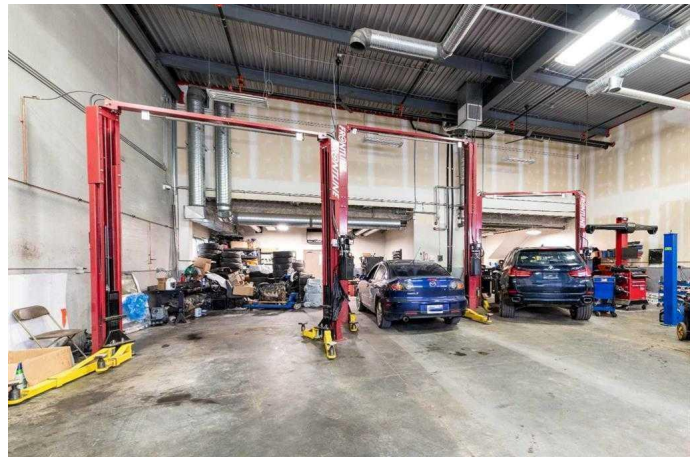
**\$2,299,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

Established and fully equipped Auto service business with property awaiting a new owner. Ideally located in a high-traffic area, this is an excellent opportunity for investors, the business is month to month leased out with \$15000 gross rent per month the seller is willing to rent it back for next 10 years, with established tenants in place and plenty of parking. A turn-key operative, a loyal and repeated customer base offering a range of services including oil changes, brake repairs, engine diagnostics, tire services, strong clientele, excellent location. Built in 2017, this concrete-constructed building with a reinforced concrete beam foundation, features a 22 ft ceiling height on the main floor, two 14x13.5 garage doors, fully built out with a reception/seating area, office space, washrooms, and kitchen/staff room. Currently, this space is being operated by an automotive repair shop. Upstairs is being leased out as office space with private access, a communal kitchen, and a perfect setup for use as a shared workspace. Next to the airport and surrounded by numerous growing communities. There is also an opportunity to purchase the established automotive business and equipment with a dedicated clientele for those looking for a great business opportunity as well! \*Please do not approach staff or enter the property without the listing Realtor's permission.

Built in 2016



## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2256713    |
| Price      | \$2,299,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2016        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 103,105, 10985 38 Street Ne |
| Subdivision | Stoney 3                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3N 1E7                     |

## Amenities

|                |    |
|----------------|----|
| Parking Spaces | 12 |
|----------------|----|

## Interior

|         |            |
|---------|------------|
| Heating | Forced Air |
|---------|------------|

## Exterior

|              |                 |
|--------------|-----------------|
| Construction | Mixed           |
| Foundation   | Poured Concrete |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 6                    |
| Zoning         | DC (pre 1P2007)      |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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